WARRANTY DEED

Return To:
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122
13-0916

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of November, 2013.

Notary Public

MY COMMISSION EXPIRES: 9.12.16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
American Homes 4 Rent Properties Seven, LLC, a Delaware Limited Liability Company	American Homes 4 Rent Properties Seven, LLC, a Delaware Limited Liability Company	108-04-OA-101.00
(NAME)	(NAME)	
30601 Agoura Rd., Ste 200	30601 Agoura Rd., Ste 200	
(ADDRESS)	(ADDRESS)	
Agoura Hills, CA 91301	Agoura Hills, CA 91301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130101699 DEEDWARR
Recvd: 12/04/13 09:01 2 pgs
Fees:13.00 Taxes:610.50
20131204-0123374

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Front Porch Realty, LLC**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **American Homes 4 Rent Properties Seven, LLC, a Delaware Limited Liability Company**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 49, on the plan of Final Plat, Villages of Larchwood, Phase II, Section III, of record in Plat Book 9700, Page 861, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Front Porch Realty, LLC by Deed from Jack Jones, dated 07/09/2010 and filed for record on 07/12/2010 in Instrument 201007120054662, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 9700, Page 861, said Register's Office.
All matters set out in document including but not limited to restrictions of record in Book 6435, Page 189, said Register's Office.
Restrictive Covenants of record in Book 10715, Page 162, Book 10940, Page 499, and amended in restated in Book 11448, Page 741, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6592, Page 366, said Register's Office.
Charter of the Homeowner's Association of record in Book 8376, Page 933, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1123 Fitzpatrick Road, Nashville, TN 37214-3988
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 27th day of November, 2013.

FRONT PORCH REALTY, LLC

Jack A. Jones
Sole Member

State of Tennessee
County of Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jack A. Jones with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Sole Member the within named bargainor, a Tennessee Limited Liability Company, and that he as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Jack A. Jones, as such Sole Member.

Witness my hand and official seal at office at Mt. Juliet, Tennessee, this 27th day of November, 2013.

Notary Public
My Commission Expires:

LIBBA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

~~RETURN TO:~~
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Mt Juliet, TN 37122